



*Los Angeles County*  
*Department of Regional Planning*  
*Director of Planning James E. Hartl, AICP*



November 6, 1997

Beatriz Garate and Oscar De Luna  
1502 Evanwood Avenue  
La Puente, CA 91744

**URGENT**

**Inspection File No. EF972259**

Dear Ms. Garate and Mr. De Luna:

A survey inspection disclosed that the required garage has been converted into a dwelling room at 1502 Evanwood Avenue **NOTE: When altering or removing any structure(s), building permits must be acquired.**

This is not a permitted use in zone A-1-7,500 and is in violation of the provisions of the Los Angeles County Zoning Ordinance, Sections 22.52.1180, 22.24.030 and 22.52.1010.

Please consider this an order to comply with the provisions of the Zoning Ordinance within **thirty (30)** days after receipt of this letter.

Failure to comply as requested will cause this matter to be referred to the District Attorney with the request that a criminal complaint be filed. Conviction can result in a penalty of up to six months in jail and/or a one thousand dollar fine, each day in violation constituting a separate offense.

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012; Attention: Zoning Enforcement. To speak directly with the investigator, **Daniel Fierros**, please call (213) 974-6453 before 10:00 a.m., Monday through Thursday. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING  
James E. Hartl, AICP, Director of Planning

John D. Calas, Section Head  
Zoning Enforcement

JDC:DF:tma